

Board of Supervisors Hearing Date: October 9, 2007

Case Summary: Project No. TR065157-(2) – Zone Change Case No. 2006-00002-(2), Conditional Use Permit Case No. 2006-00018-(2); Vesting Tentative Tract Map No. 065157

Project Applicant: Richard Welter/Don Wilson Builders

RPC Hearing Date: February 28, 2007

RPC Consent Approval Date: June 27, 2007

Synopsis

The Regional Planning Commission approved Project No. TR065157-(2), a proposed subdivision of one multi-family lot with 60 new detached condominium units on 5.2 gross acres, located at 22700 Meyler Avenue in the Carson Zoned District. The project also included a conditional use permit (“CUP”) to ensure compliance with the Development Program zone. As part of the development program, the applicant is requesting modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit “A”. Also, part of the project, the Commission recommended approval of the proposed adoption of Zone Change No. 2006-00002-(2) from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residential-5,000 Square Feet Minimum Required Lot Area- Development Program).

Project Proponents

One letter, and three persons representing the applicant, were in favor of the project.

Project Opposition

Five persons (four speakers and one letter) were in opposition to the project. Concerns raised in testimony included the project’s high density, increased traffic congestion and limited on-street parking on Meyler Street.

Issues

- During the public hearing, the applicant agreed to work with staff on the design of a tot lot or private park within the two existing cul-de-sacs. The applicant has submitted a revision to the tentative map on March 20, 2007 and was cleared by Subdivision Committee on May 1, 2007, depicted an emergency access gate with turf block on the existing cul-de-sac for 228th Street and a tot lot on the existing cul-de-sac on 227th Street.
- General concerns raised included existing congestion on Meyler Avenue and 228th Street and both streets inability to accommodate additional traffic from the project, and loss of privacy due to the proposed two-story residences extending above the proposed six-foot high wall. Current homeowners also raised concerns that the proposed development would increase traffic congestion within the surrounding local streets. The opposition also stated that they had concerns related to increase of off-site street parking due to multiple families residing in the condominium units.

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